ENVIRONMENTAL SITE ASSESSMENT
WAYNE FORD-CHRYSLER
ROUTE 5, ST. JOHNSBURY, VERMONT

PREPARED FOR
WAYNE FORD-CHRYSLER
ST. JOHNSBURY, VERMONT

JUNE 1994

PROVAN & LORBER, INC.
CONSULTING ENGINEERS
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PROJECT NO. 271.01

Provan & Lorber, Inc.
ENGINEERS AND PLANNERS

Project No. 271.01
June 17, 1994

Mr. Wayne Reganall
Wayne Ford-Chrysler
Post Office Box 39
St. Johnsbury, Vermont 05819

SUBJECT: ENVIRONMENTAL SITE ASSESSMENT
WAYNE FORD-CHRYSLER, ST. JOHNSBURY, VERMONT

Dear Mr. Reganall:

PROVAN & LORBER, INC. has completed a Level II Environmental Site Assessment at the above referenced site. This report is a result of investigations completed on May 24, 1994, including a review of State files and laboratory results of groundwater samples taken from the three on-site monitoring wells. The monitoring wells were installed by Professional Services Industries (PSI) for the purposes of this investigation on May 17 and 18, 1994

PROVAN & LORBER, INC. has completed numerous site assessments and finds commercial properties storing and utilizing petroleum-based products will have varying degrees of associated environmental risk.

The Environmental Site Assessment finds the following:

- The site has been used exclusively as a car dealership since it was first developed. Wayne Ford-Chrysler has occupied the site since 1969, but a car dealership had previously existed on the site for twenty to thirty years prior.

- The site is serviced by municipal water and sewer.

- A car wash is in operation at the site, which reportedly utilizes only biodegradable products and discharges to the municipal sewer system.

- Floor drains in the service area reportedly tie into the municipal sewer system. A sewer main runs directly through the center of the building.

- Two underground storage tanks (UST's), a 1000-gallon gasoline tank and a 550-gallon waste oil tank, have been removed from the site. A documented closure report submitted to the Vermont Agency of Natural Resources in October of 1993 indicated no evidence of leakage from the 1000-gallon gasoline UST. The surface soils around the waste oil tank had been contaminated during a tightness test gone awry in November of 1992. Although a clean bottom sample was obtained from the waste oil tank excavation, field screening of soils in the surface layer (to 14" deep) indicated PID readings of up to 40 ppm.

- A 1000-gallon fuel oil UST is currently in operation at the site. This tank is estimated to be 15 years old. Being less than 1100 gallons and used solely for heating purposes, this tank is not regulated by the ANR.

- The ANR records list Wayne Ford-Chrysler as a Conditionally Exempt Small Quantity Generator (CESQG) of hazardous wastes, which means they generate less than 220 pounds of hazardous waste per year. Wastes generated include waste thinner, waste speedi-dry, and waste safety kleen (a solvent used for degreasing metal parts.) Waste oil is burned on site for heat. Waste antifreeze is reportedly recycled into used vehicles.

- The laboratory results of three groundwater samples taken on May 25, 1994 (one sample from each of three on site wells) indicated no presence of volatile organic compounds (VOC's) by EPA method 624.

If you have any questions or comments, please feel free to contact me.

Sincerely,
PROVAN & LORBER, INC.

Joanne K. Coppinger

Joanne K. Coppinger
Project Engineer

JKC/law
prp#34:waynefrd.esa

1.0 INTRODUCTION

An environmental site assessment has been prepared for Wayne Ford-Chrysler in St. Johnsbury, Vermont. This assessment was requested by the Client to meet requirements of a lending institution. The site assessment is a direct result of the liability and lien provisions which hold the property owner responsible for environmental quality.

Environmental quality is governed by state and federal regulations for activities related to: solid waste, hazardous waste, air quality, buried storage tanks, surface water, and groundwater. The site assessment focuses primarily on the potential adverse impact to soil and groundwater from on-site and off-site sources. Air quality is not considered in this site assessment.

2.0 SCOPE OF SERVICES

The following Scope of Services was performed in accordance with the Terms and Conditions of **Appendix A** and the Study Limitations in **Appendix B**.

1. Performed a regional survey of the site to identify any source of off-site activities that may impact the site.

2. Reviewed state and local records/files for the site and surrounding properties to identify previous reports or regulations of hazardous waste generation or disposal, oil spills, and underground storage tanks (UST's).

3. Researched the site history of use from records and information supplied by the client.

4. Performed a walk-through visual investigation of the site to observe any obvious instances of environmental contamination.

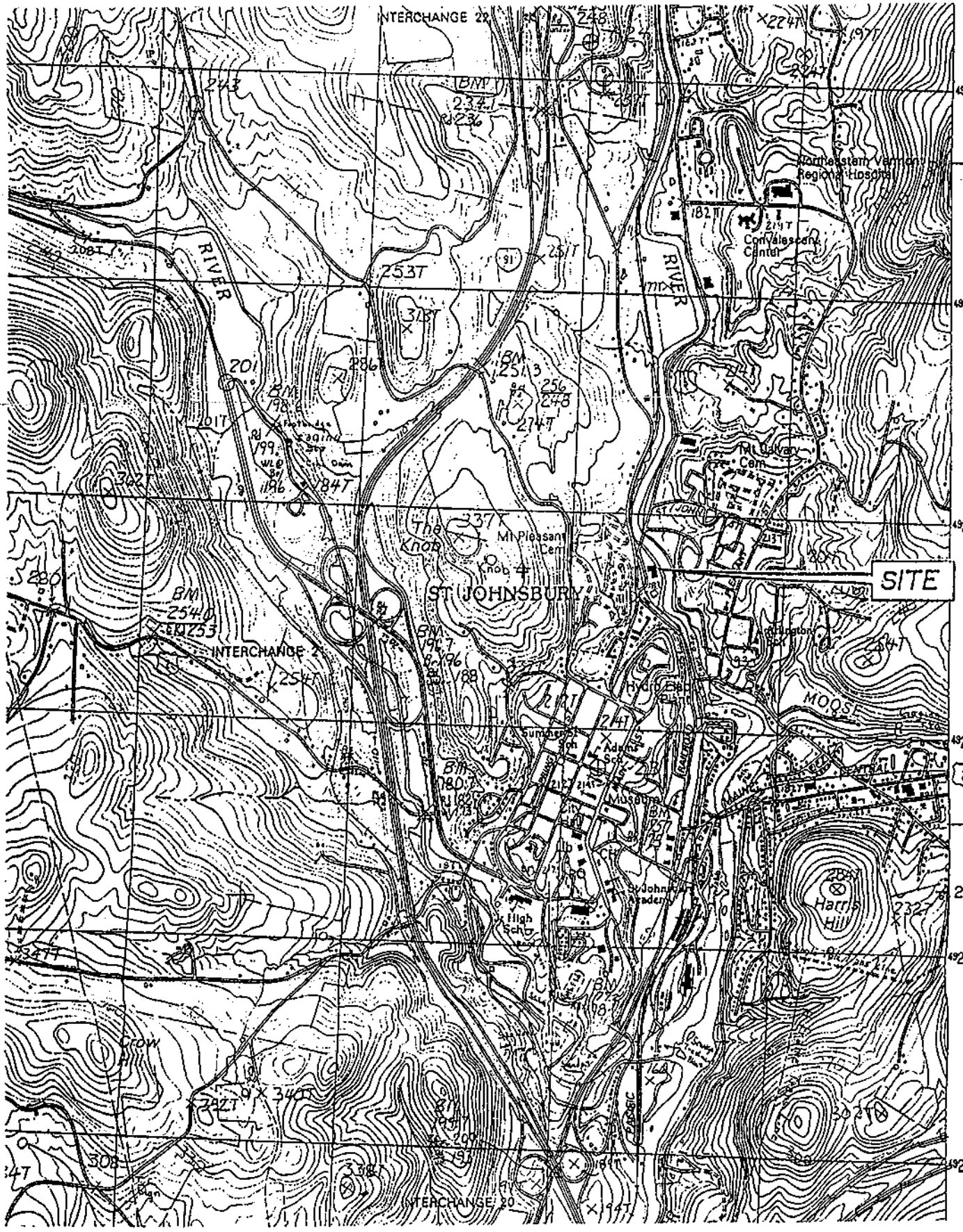
5. Reviewed the probable uses of hazardous or toxic materials on-site. The engineer inspected the premises, both inside and out, to identify potential sources and discharge of contaminants; however, the inspection does not claim any association with building components, such as asbestos, pesticides, and other limitations itemized in Appendix B.

6. Obtained and analyzed three groundwater samples for petroleum and solvent related contamination.

7. Prepared a summary report of the investigation, to include: site location, regional survey, history of use, site plan, observations of walk-through inspection, site testing and project summary. Two (2) copies of the report are provided to the client.

3.0 SITE LOCATION AND DESCRIPTION

The site is located on the eastern side of U.S. Route 5, at the Railroad Street intersection in St. Johnsbury, Vermont (see Site Location Map, Figure 1; St. Johnsbury Tax Map #20, Block 2, Lots 37 & 38, Figure 2).



Provan & Lorber, Inc.

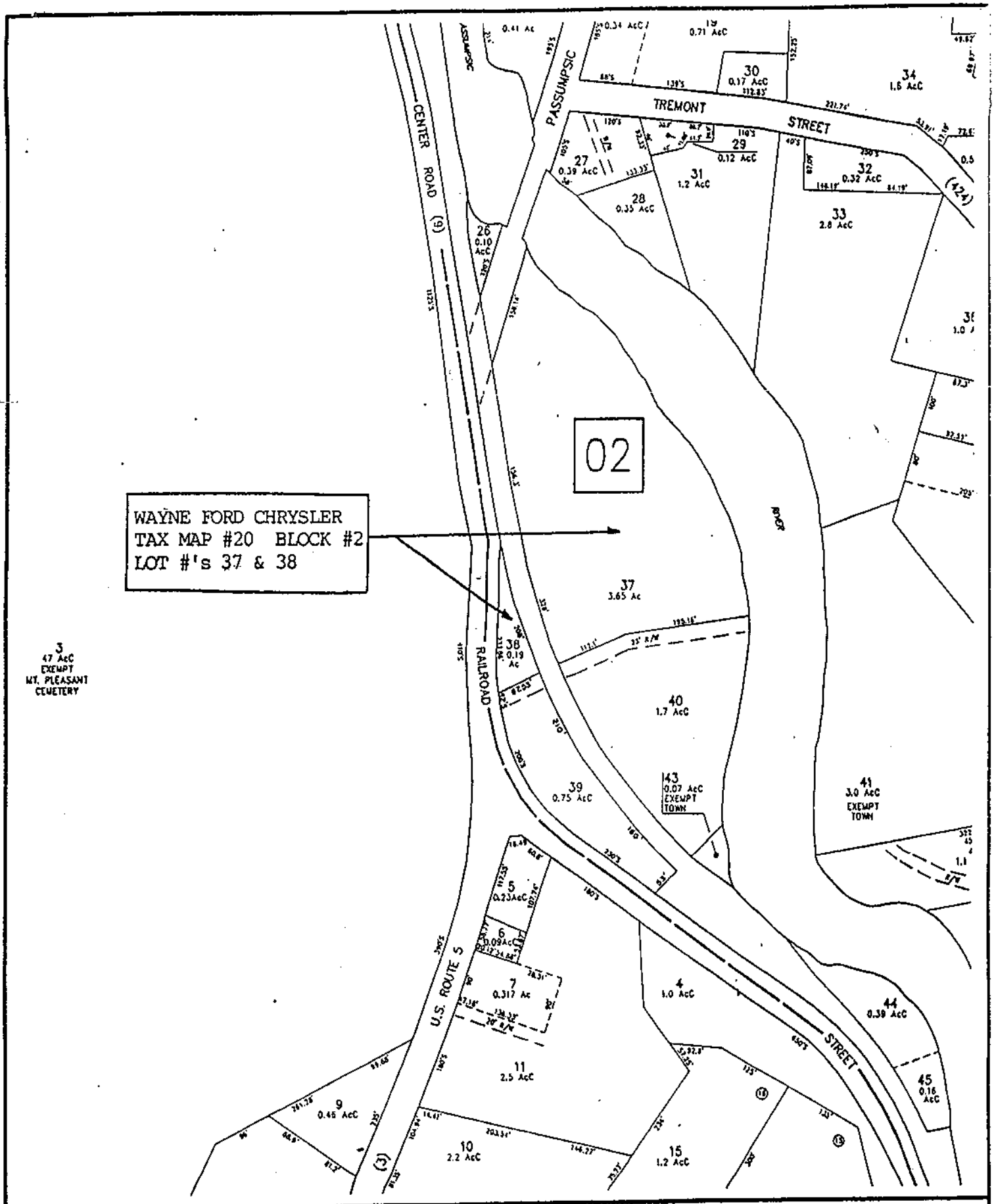
ENGINEERS AND PLANNERS

Post Office Box 167
Littleton, NH 03561
(603) 444-6301

WAYNE FORD - CHRYSLER
ST. JOHNSBURY, VERMONT

LOCATION MAP
(USGS; 1"=2083')

FIGURE 1



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WAYNE FORD - CHRYSLER

ST. JOHNSBURY, VERMONT

TAX MAP

The site is known as the Wayne Ford-Chrysler car dealership and service center. Structures on-site consist of a 20,000 square foot (approximate measure), slab-on-grade warehouse-type structure which is primarily utilized as a service area and car wash. A 3600 square foot show room is attached to the original structure, making the building L-shaped. The 3.8-acre site is mostly paved and filled with parked cars (see site photographs, Exhibit A).

4.0 REGIONAL SURVEY

The area development includes both residential and commercial establishments. The zoning is designated as commercial/ light industrial.

The site is abutted to the north and east by the Passumpsic River, to the west by US Route 5, and to the south by the Quest Transportation Commercial Warehouse and "The Creamery", an ice cream parlor/ gift shop.

Regional drainage is to the east to the Passumpsic River.

Municipal water and sewer services are provided to the site and the surrounding area.

5.0 SITE HISTORY

The site has been occupied by Wayne Ford-Chrysler since 1969. Prior to 1969, the site was utilized as a car dealership for twenty to thirty years. In the early 1960's it was known as "The Corner Garage". The site was undeveloped prior to being utilized as a car dealership.

6.0 SITE SURVEY

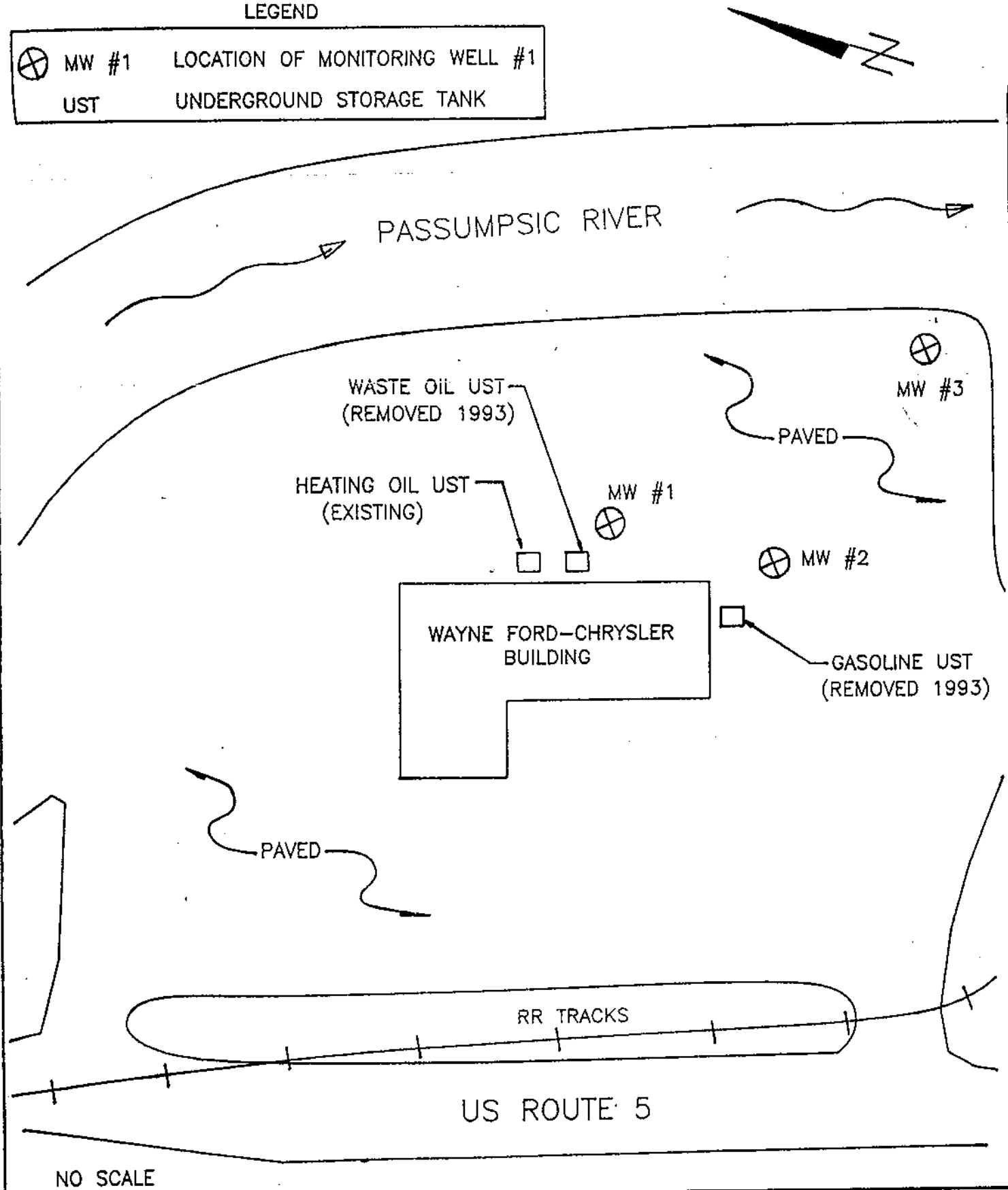
A physical survey of the site was conducted on May 17, 1994 (see Site Sketch, Figure 3; and Site Photographs Exhibit A).

6.1 Site Features

The site is approximately 3.8 acres and extends easterly from US Route 5 to the Passumpsic River. There is approximately 230 feet of frontage on US Route 5, and 484 feet of frontage on a railroad right-of-way which parallels US Route 5 (see Tax Map, Figure 2). The site slopes gently toward the river.

6.2 Water Supply

The site is served by the St. Johnsbury municipal water supply system.



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LEVEL II ESA
WAYNE FORD-CHRYSLER PROPERTY
ST. JOHNSBURY, VERMONT
SITE SKETCH
FIGURE 3

6.3 Sanitary Waste Treatment

Municipal sewer service is provided to the site. A main sewer trunkline runs directly through the center of the building from north to south.

6.4 Storm Drainage

Storm drainage presently sheet flows in a southeasterly direction across the site into the Passumpsic River.

6.5 Limited Building Audit

All structures on the site were investigated and an overview of the buildings follows:

6.5.1 Service Area

The service area used for vehicle maintenance and repairs is the largest part of the building. It has a concrete floor with extensive floor drains which reportedly tie into the municipal sewer system. This area is heated with fuel oil which is stored in a 1000-gallon UST located behind the building. Numerous fuel/petroleum products are used for repair and maintenance operations. A general list of the materials utilized in the service area is shown below:

- Waste oil
- #2 heating oil
- Hydraulic Fluids
- Motor oil
- Lubricants
- Solvents/degreasers
- Antifreeze

These materials appeared to be used in a reasonable fashion. The waste oil is stored in drums and then burned for heating purposes.

6.5.3 Car Wash

The two-bay car wash reportedly utilizes only biodegradable products, produces no wastes other than wastewater, and ties into the municipal sewer system.

6.5.4 Showroom/Offices

The showroom and offices occupy the remainder of the building. The showroom is heated with waste oil, which is stored on-site in drums until it is used in the waste oil furnace. The interior floors and walls in the vicinity of the waste oil system was observed to be heavily stained with waste oil.

7.0 REGULATORY REVIEW

On May 18, 1994, a file review was conducted at the Vermont Agency of Natural Resources to identify previous reports or regulations of hazardous waste generation or disposal, oil spills, and underground storage tanks (UST's) at the subject property or in the surrounding area.

7.1 UST Closures on-Site.

In October of 1993, a 1000-gallon gasoline UST and a 550-gallon waste oil UST were removed from the site. No contamination was evident during the gasoline tank removal. During excavation of the waste oil tank, however, PID (photoionization detector) readings of up to 40 ppm in the surface soils (to a depth of 14") was recorded. The surface soils were contaminated by a waste oil spill which occurred in November of 1992 during a tightness test gone awry. A clean bottm sample was obtained from both tank excavations.

7.2 Documented Contamination within 0.25-mi of the Site.

There was no documented contamination identified within .25 miles of the site.

7.3 Registered Facilities Handling Hazardous Materials within 0.25-mi of the Site.

There were no registered facilities handling hazardous materials within .25 miles of the site according to the Agency of Natural Resource's RCRA Generators listing. The Agency of Natural Resources records list Wayne Ford-Chrysler as a Conditionally Exempt Small Quantity Generator (CESQG) of hazardous wastes, which means they generate less than 220 pounds of hazardous waste per year. Wastes generated include waste thinner, waste speedi-dry, and waste safety kleen (a solvent used for degreasing metal parts.) Waste oil is burned on site for heat. Waste antifreeze is reportedly recycled into used vehicles.

7.4 Registered Facilities Operating UST's within 0.25-mi of the Site.

According to the Vermont Agency of Natural Resource's List of Registered UST's, there is one operating UST within .25 miles of the site. This is located at the Quest Transportation building which abuts the site to the south, and is an estimated 4,000 to 5,000 gallon #2 fuel oil tank installed in 1970.

7.5 Discussions with Local Officials.

A conversation with the St. Johnsbury Fire Department on May 17, 1994, indicated that they had no knowledge of or information pertaining to activities that would degrade environmental quality at the Wayne Ford-Chrysler site.

7.6 Groundwater Sampling

Three groundwater samples were taken on May 25, 1994 from the on-site monitoring wells installed as part of this investigation. Monitoring well locations are shown in figure 3. One sample was taken from each of the three wells and analyzed via EPA Method 624 for volatile organic compounds (VOC's). The laboratory results, contained in Appendix C, revealed no evidence of contamination in any of the samples.

8.0 SITE SUMMARY

The environmental site assessment finds the following:

- The site has been used exclusively as a car dealership since it was first developed. Wayne Ford-Chrysler has occupied the site since 1969, but a car dealership had previously existed on the site for twenty to thirty years prior.

- The site is serviced by municipal water and sewer.

- A car wash is in operation at the site, which reportedly utilizes only biodegradable products and discharges to the municipal sewer system.

- Floor drains in the service area reportedly tie into the municipal sewer system. A sewer main runs directly through the center of the building.

- Two underground storage tanks (UST's), a 1000-gallon gasoline tank and a 550-gallon waste oil tank, have been removed from the site. A documented closure report submitted to the Vermont Agency of Natural Resources in October of 1993 indicated no evidence of leakage from the 1000-gallon gasoline UST. The surface soils around the waste oil tank had been contaminated during a tightness test gone awry in November of 1992. Although a clean bottom sample was obtained from the waste oil tank excavation, field screening of soils in the surface layer (to 14" deep) indicated PID readings of up to 40 ppb.

- A 1000-gallon fuel oil UST is currently in operation at the site. This tank is estimated to be 15 years old. Being less than 1100 gallons and used solely for heating purposes, this tank is not regulated by the ANR.

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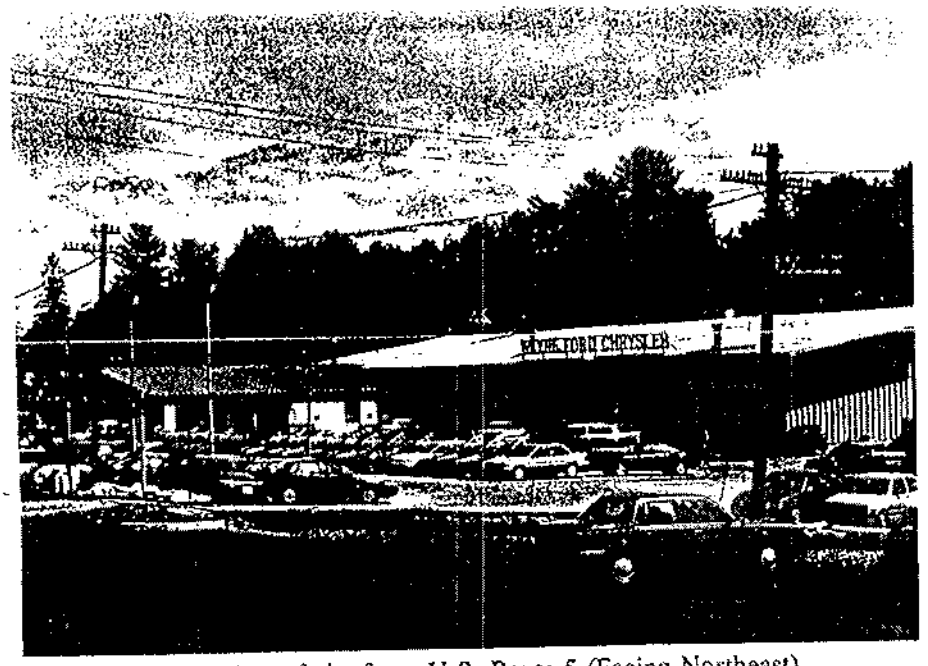
- The laboratory results of three groundwater samples taken on May 25, 1994 (one sample from each of three on site wells) indicated no presence of volatile organic compounds (VOC's) by EPA method 624.

EXHIBIT A
SITE PHOTOGRAPHS



Front view of site from U.S. Route 5 (Facing Northeast)

View of Site from US Route 5 (Facing Southeast)

APPENDIX B
TECHNICAL LIMITATIONS

1. The site assessment report has been prepared by **PROVAN & LORBER, INC.** for evaluation purposes and is limited in scope. The assessment report evaluates several environmental issues; however, it cannot guarantee the site is free of risk.

2. The report provides a general summary of the regional area near the site. Although possible environmental concerns may be identified, no in-depth evaluation of off-site impacts have been performed. No groundwater testing had been provided except for the water supply well.

3. No property surveys have been performed to identify property line boundaries by **PROVAN & LORBER, INC.**

4. State files have been reviewed but are not purported to contain all information relative to the site.

5. The report, unless specifically indicated on the Scope of Work, does not address:

   *asbestos
   *polychlorinated biphenyls
   *pesticides
   *heavy metals
   *bedrock aquifer
   *groundwater
   *air quality

6. The Environmental Site Assessment provides a technical summary of the investigations and findings. The Environmental Site Assessment does not make recommendations to purchase or not purchase property. This decision rests with the CLIENT.

7. The report has been prepared for the exclusive use of Wayne Ford-Chrysler for the Property known as Wayne Ford-Chrysler in St. Johnsbury, Vermont, in accordance with generally accepted engineering practices.

8. Under a Level I site assessment where there are no test pits, **PROVAN & LORBER, INC.** is not liable for later discovery of any existing buried and unobservable pollutants in the soil and/or groundwater.

APPENDIX C

LABORATORY RESULTS

Eastern Analytical, Inc. 130 Hall St., Concord, NH 03301 (603) 228-0525

June 10, 1994

Joanne Coppinger
Provan & Lorber
33 Main Street, P.O. Box 167
Littleton, NH 03561

Subject: Laboratory Report

Eastern Analytical, Inc. ID #:	8801 PRO
Client Identification:	271.01/Wayne Ford-Chrysler, VT
Sample Quanitity/Type:	3 aqueous
Date Received:	5/31/94

Dear Ms. Coppinger:

Enclosed please find the laboratory report for the above identified project. All analyses were subjected to rigorous quality control measures to assure data accuracy.

The following standard abbreviations and conventions apply throughout all Eastern Analytical, Inc. reports:

- < = "less than" followed by the detection limit
- TNR = Testing Not Requested
- ND = None Detected, no established detection limit
- BRL = Below Reporting Limits

If you have any questions regarding the results contained within, please feel free to directly contact me, the department supervisor, or the analytical chemist who performed the testing in question.

We appreciate this opportunity to be of service and look forward to your continued patronage.

Sincerely,

William Brunkhorst
Lab Director

LABORATORY REPORT

Eastern Analytical, Inc. ID#: 8801 PRO

Client: Provan & Lorber
Client Designation: **271.01/Wayne Ford-Chrysler, VT**

Sample Qty/Type: 3 aqueous
Date Received: May 31, 1994

Hazardous Substance List Volatile Organic Compounds

Sample ID:	MW-1	MW-2	MW-3	
Matrix:	Aqueous	Aqueous	Aqueous	
Date of Analysis:	6/7/94	6/7/94	6/7/94	
Units:	µg/L	µg/L	µg/L	EPA
Analyst:	LB	LB	LB	Method
Chloromethane	< 10	< 10	< 10	624
Bromomethane	< 10	< 10	< 10	624
Vinyl Chloride	< 10	< 10	< 10	624
Chloroethane	< 10	< 10	< 10	624
Methylene Chloride	< 2	< 2	< 2	624
Carbon Disulfide	< 2	< 2	< 2	624
1,1-Dichloroethene	< 2	< 2	< 2	624
1,1-Dichloroethane	< 2	< 2	< 2	624
Trans-1,2-Dichloroethene	< 2	< 2	< 2	624
Cis-1,2-Dichloroethene	< 2	< 2	< 2	624
Chloroform	< 2	< 2	< 2	624
1,2-Dichloroethane	< 2	< 2	< 2	624
1,1,1-Trichloroethane	< 2	< 2	< 2	624
Carbon Tetrachloride	< 2	< 2	< 2	624
Bromodichloromethane	< 2	< 2	< 2	624
1,2-Dichloropropane	< 2	< 2	< 2	624
Trans-1,3-Dichloropropene	< 2	< 2	< 2	624
Trichloroethene	< 2	< 2	< 2	624
Dibromochloromethane	< 2	< 2	< 2	624
1,1,2-Trichloroethane	< 2	< 2	< 2	624
Cis-1,3-Dichloropropene	< 2	< 2	< 2	624
2-Chloroethylvinylether	< 2	< 2	< 2	624
Bromoform	< 2	< 2	< 2	624
Tetrachloroethene	< 2	< 2	< 2	624
1,1,2,2-Tetrachloroethane	< 2	< 2	< 2	624
Acetone	< 50	< 50	< 50	624
2-Butanone (MEK)	< 10	< 10	< 10	624
Vinyl Acetate	< 10	< 10	< 10	624
4-Methyl-2-Pentanone (MIBK)	< 10	< 10	< 10	624
2-Hexanone	< 10	< 10	< 10	624
Benzene	< 1	< 1	< 1	624
Toluene	< 1	< 1	< 1	624
Ethylbenzene	< 1	< 1	< 1	624
Total Xylenes	< 1	< 1	< 1	624
Chlorobenzene	< 1	< 1	< 1	624
Styrene	< 1	< 1	< 1	624

Approved By: Timothy Schaper, Organics Supervisor Timothy C. Schaper

Sample ID	Collection Time	Matrix	VOC 624/8240	VOC 601/8010	VOC 602/8020	VOC 8015	ABN	PCB/Pest	TPH 8100	TPH IR/Grav	RCRA Metals	Fe Mn	Cyanide T/F	TKN	BOD/COD	Oil & Grease	Total Phenols	Coliform T/F	Other Parameters	No. of Cont.	Notes
MW1		aqueous	X																	1	
MW2		"	X																	1	
MW3		"	X																	1	

Drinking Water Supply ☐ Y ☐ N

Date of Collection:

Results Needed By:

Relinquished by:	Date:	Time:	Received by:	Date:	Time:
Joanne Coppinger	5-31-94	8:15am	Teresa Outlaw	5/31/94	2:10p
Relinquished by:	Date:	Time:	Received by:	Date:	Time:
Relinquished by:	Date:	Time:	Received by:	Date:	Time:

EAI USE ONLY T: M:

NOTES:
-No dups received for VOC vials

Client:

Company: Provan & Lorber

Address: PO Box 167
Littleton NH

Phone: 444 6301 Fax: 444 2678

Eastern Analytical, Inc.
130 Hall Street
Concord, NH 03301

Phone: (603) 228-0525
In N.H.: 1-800-287-0525
Fax#: (603) 228-4591

Project No. 271.01 P.O. No.

Project Name Wayne Ford - Chrysler
St Johnsbury, VT

Sampler(s) Joanne Coppinger

Sheet 1 of 1